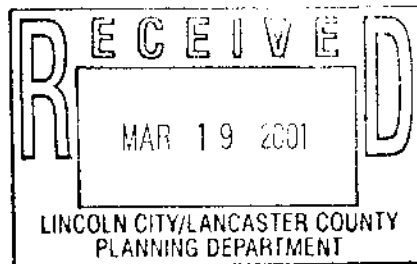




OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

19 March 2001

Mr. Stephen Henrichsen
Planning Department
County-City Building
555 South 10th Street
Lincoln, NE 68508



Re: Fallbrook - Amendment to the CUP
OA Project No. 2000-0109.17

Dear Steve:

Enclosed please find the following documents for the above-mentioned project:

1. 21 copies of the Site Plan.
2. 6 copies of the Landscape Plan.
3. 21 copies of the Cover Sheet.
4. 21 copies of the Note Plan.
5. 1 copy of the Special Permit Application.
6. \$235 Submittal Fee.

On behalf of the Owner/Developer, NEBCO, Inc., 1815 Y Street, Lincoln NE 68508, Phone (402) 434-1212, we are requesting an amendment to the existing Community Unit Plan. The following modifications and revisions have been made and are being requested:

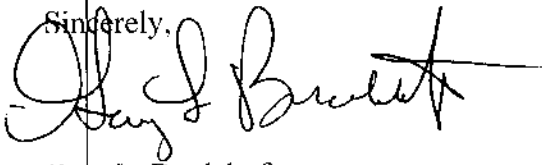
1. Within the town home area we have removed two single family lots (1 & 2, Block 1), and added four duplex units (Lots 73-76, Block 1).
2. Increased the lot size of a majority of the town home lots within Block 1, by 5' or 10'.
3. We are requesting a waiver to the design standards which require us to build sidewalks along both sides of the private roadways within the town home area. We are requesting sidewalks be built along one side of Saltgrass Road, Bushclover Road, Snowberry Road, and Windflower Road and Court.
4. Adjusted the boundaries of the CUP along Stonebrook Parkway and Tallgrass Parkway.
5. Requested waivers to front yard setbacks.
6. General Notes: #2 on the Site Plan and #3 on the Note Plan changed the minimum distance between lots and roadways, and #1 on the Note Plan omitted the text: "alleys shall be flared to 16' at streets."

Mr. Stephen Henrichsen
Page Two
19 March 2001

An ownership certificate has been completed and has been forwarded to you by the title company.

If you have any questions or require further information, please call.

Sincerely,

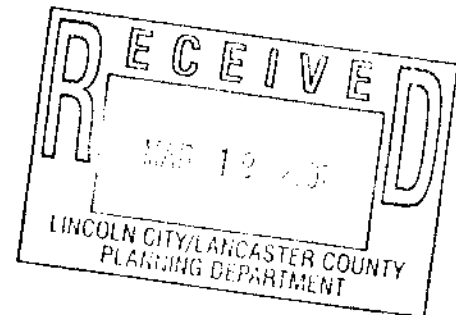


Gary L. Bredehoft

Enclosures

cc: Ross McCown
Dan Muhleisen
Kent Seacrest

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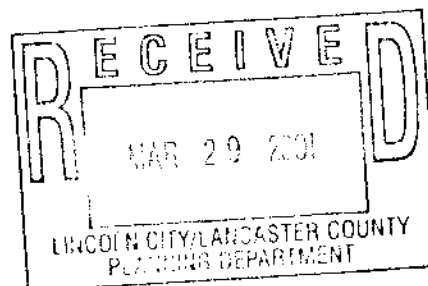


Memorandum

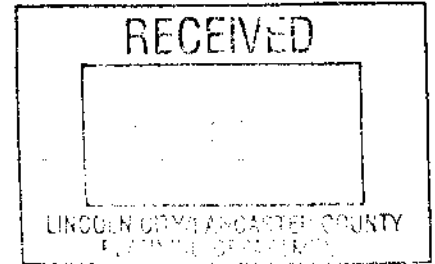
To: Becky Horner, Planning Department
From: Charles W. Baker, Public Works and Utilities *BWB*
Subject: Sidewalk Waiver, Special Permit # 1808A, Fallbrook Amendment to the CUP
Date: March 29, 2001
cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities rescinds the previous memos regarding the support of the waivers for sidewalks along both sides of the private roadways Saltgrass Road, Bushclover Road, Snowberry Road, and Windflower Road and Court.

This subdivision is supporting the concept of the "walking community" with New Urbanism. Therefore, Public Works recommends that waivers to eliminate required sidewalks not be approved.



Memorandum



To: Becky Horner, Planning Department
From: Charles W. Baker, Public Works and Utilities *CWB*
Subject: Special Permit # 1808A, Fallbrook Amendment to the C.U.P.
Date: March 20, 2001
cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed Mr. Bredehoft's letter to Steve Henrichsen dated 19 March 2001. Public Works has the following comments:

Items 1 and 2 - Public Works has no comments regarding the single family vs. the duplex lots or the increased lot sizes.

Item 3 - Public Works has no objection to the proposed waiver of the construction of sidewalks on both sides of the private roadways of Saltgrass Road, Bushclover Road, Snowberry Road, and Windflower Road and Court.

Item 4 - Public Works has no comments regarding the adjusted boundaries of the C.U.P.

Item 5 - The requested waiver of the front yard set backs must allow a minimum of 22' from the sidewalk as shown on the typical of the "Single Family Attached Detail" by inseting the garage faces. However, this detail does not allow the required 15' easement for underground utilities. Typically, the sanitary sewer and water mains are 3' 6" behind the curb line. Therefore, Public Works requires a minimum of 18' 6" from the back of curb to the proposed face of the houses.

Item 6 - The minimum distance between lots and roadways must exceed 18' 6" as described above. The alley connections to the public roadways need to be built to "Commercial Driveway" standards at 16' wide and 20' Radii. Curb Cut Permits will be required at all connections to public streets, and flared returns will not be permitted.



INTER-DEPARTMENT COMMUNICATION

DATE March 6, 2001

TO Ray Hill, City Planning

FROM Sharon Theobald
(Ext. 7640)

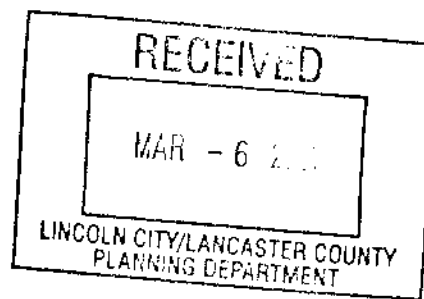
SUBJECT DEDICATED EASEMENTS
DN #68N-5W

Attached are the site plan, cover sheet, and note plan for Fallbrook - Amendment to the CUP.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements, except please include "blanket utility easement" in Outlot "DD".

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Sharon Theobald



ST/nh
Attachment
c: Terry Wiebke
Easement File

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF01023**

Address

Job Description: **FALLBROOK**

Location: **FALLBROOK**

Special Permit: **Y 1808A**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **TBA**

Status of Review: **Approved**

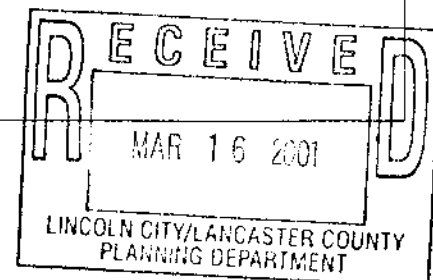
Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Ray Hill

DATE: 3/06/2001

DEPARTMENT: Planning

FROM: Chris Schroeder

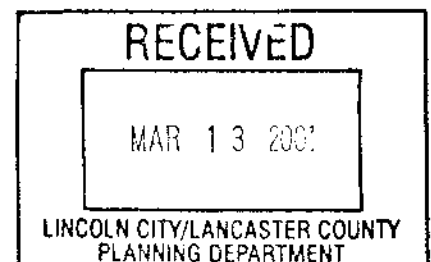
ATTENTION:

DEPARTMENT: Health

CARBONS TO: Leon F. Vinci, MPH
EH File
EH Administration

SUBJECT: Fallbrook CUP #1808A

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the application to amend the CUP. At this time, the LLCHD has not identified any potential negative environmental health impacts from these proposed changes.



Memorandum

To: Becky Horner, Planning
From: Rachel Martin, Parks and Recreation
Date: March 22, 2001
Re: Fallbrook

Parks and Recreation Department staff have reviewed the above-referenced proposal and have the following comments:

- 1) Evergreen trees for landscaping screen on N. 1st street need to be changed due to severe disease problems with Scotch and Ponderosa Pine. Recommend that Black Hills Spruce, Norway Spruce, Colorado Spruce, and Serbian Spruce be used instead and no more than 10% of the evergreen species used should be of any one specie.
- 2) Snowdrift Crab should be substituted with either 'Donald Wyman' or 'Professor Sprenger' Crab for better disease resistance.
- 3) Street trees on private streets should be located no closer than 5 feet from back of curb or 5 feet from edge of sidewalk.
- 4) Minimum distance from where street trees are planted to foundation of townhouses should be 20 feet.

Please phone me at 441-7936 with any questions.

